HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Ottawa[1]

Date Released: August 2016

Housing market intelligence you can count on

[1] Ontario part of Ottawa-Gatineau CMA

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

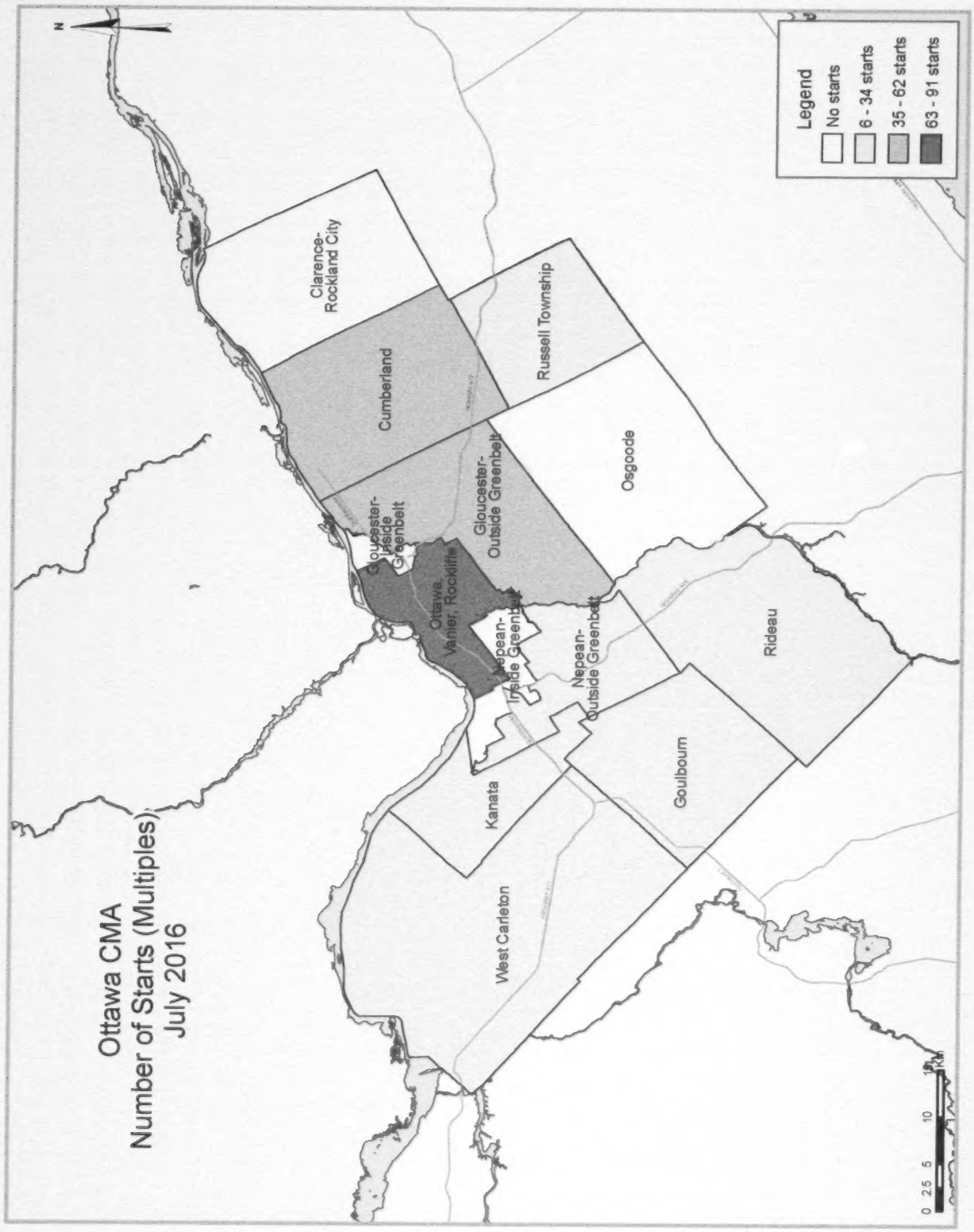
As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

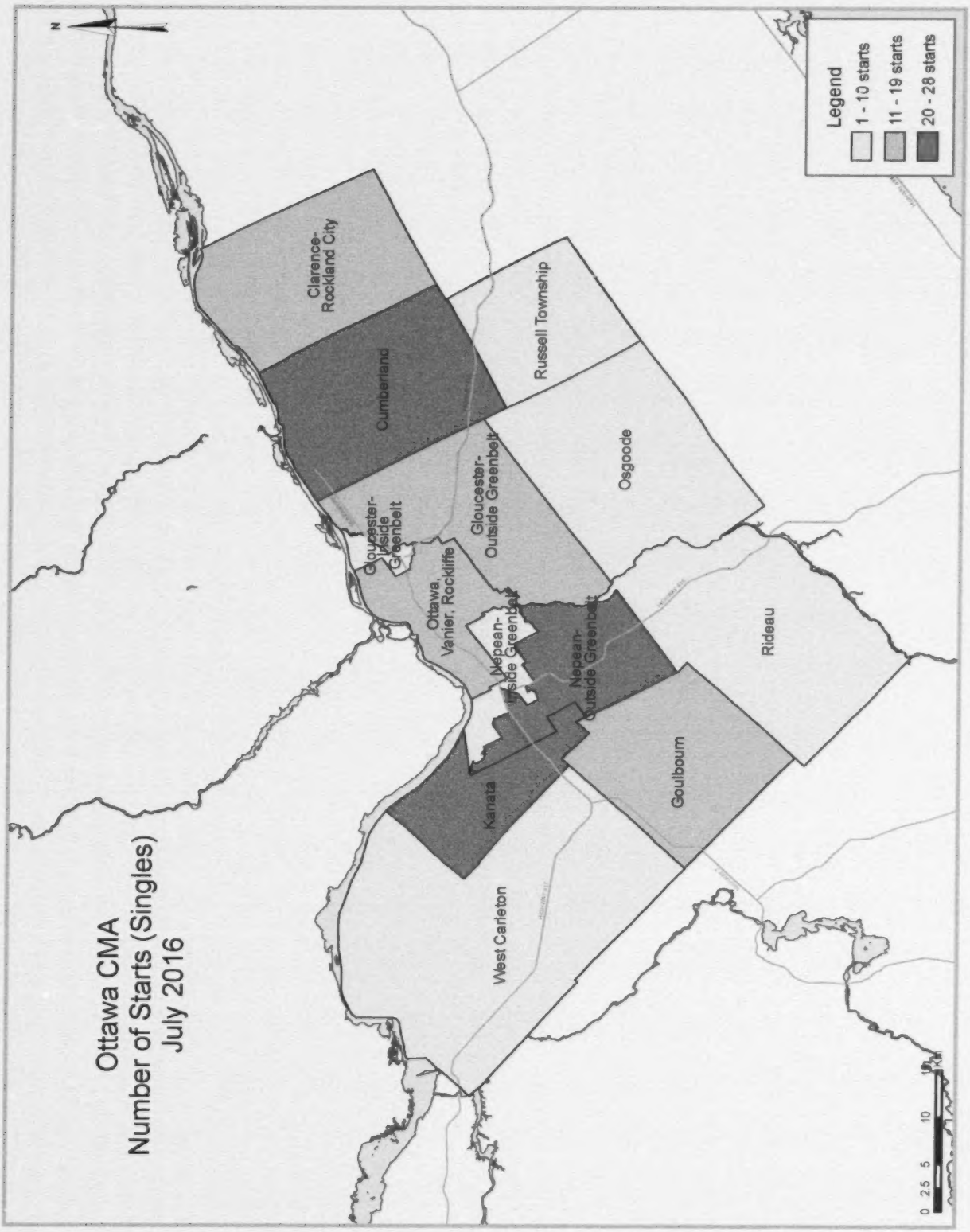
In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

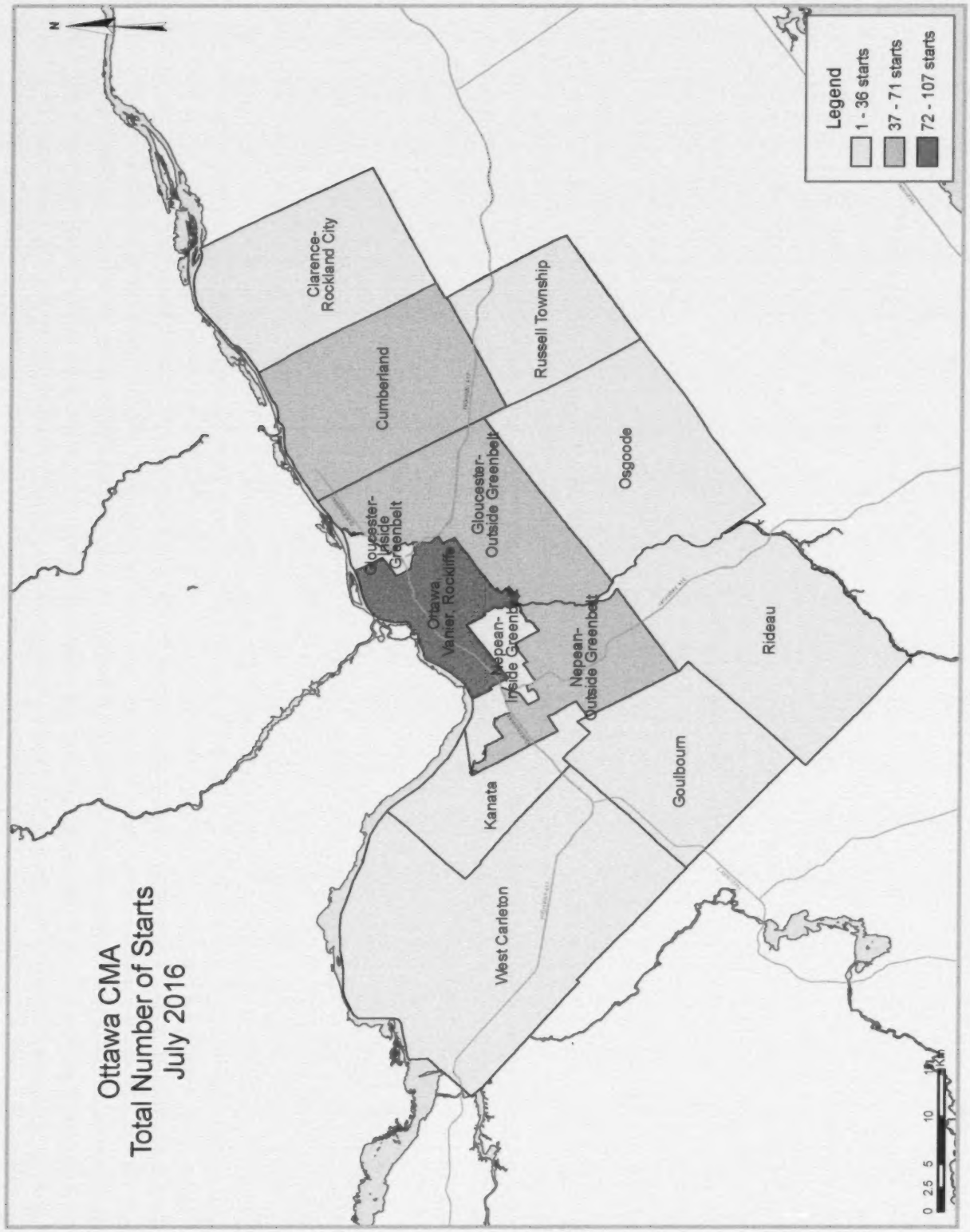
SUBSCRIBE NOW!

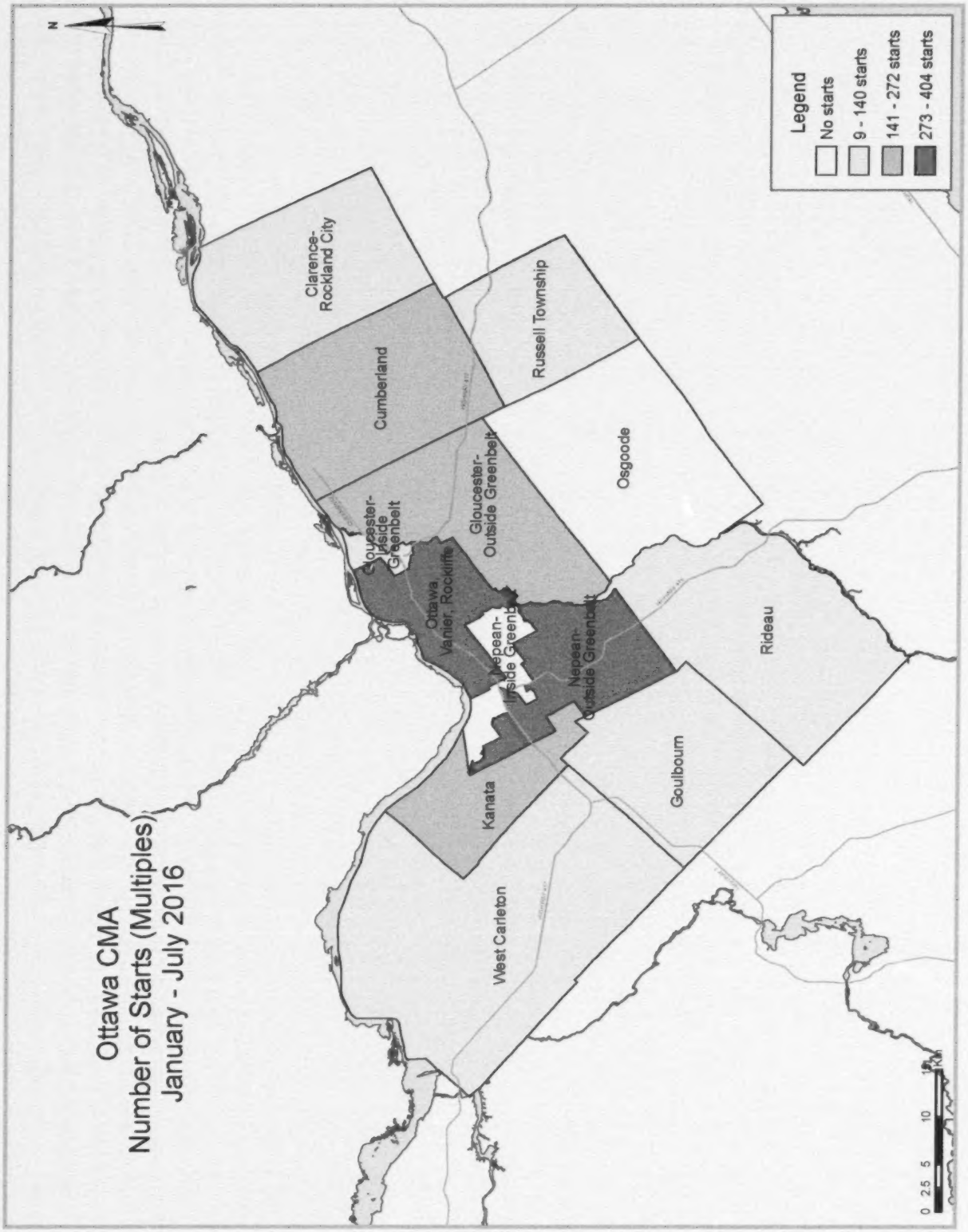
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

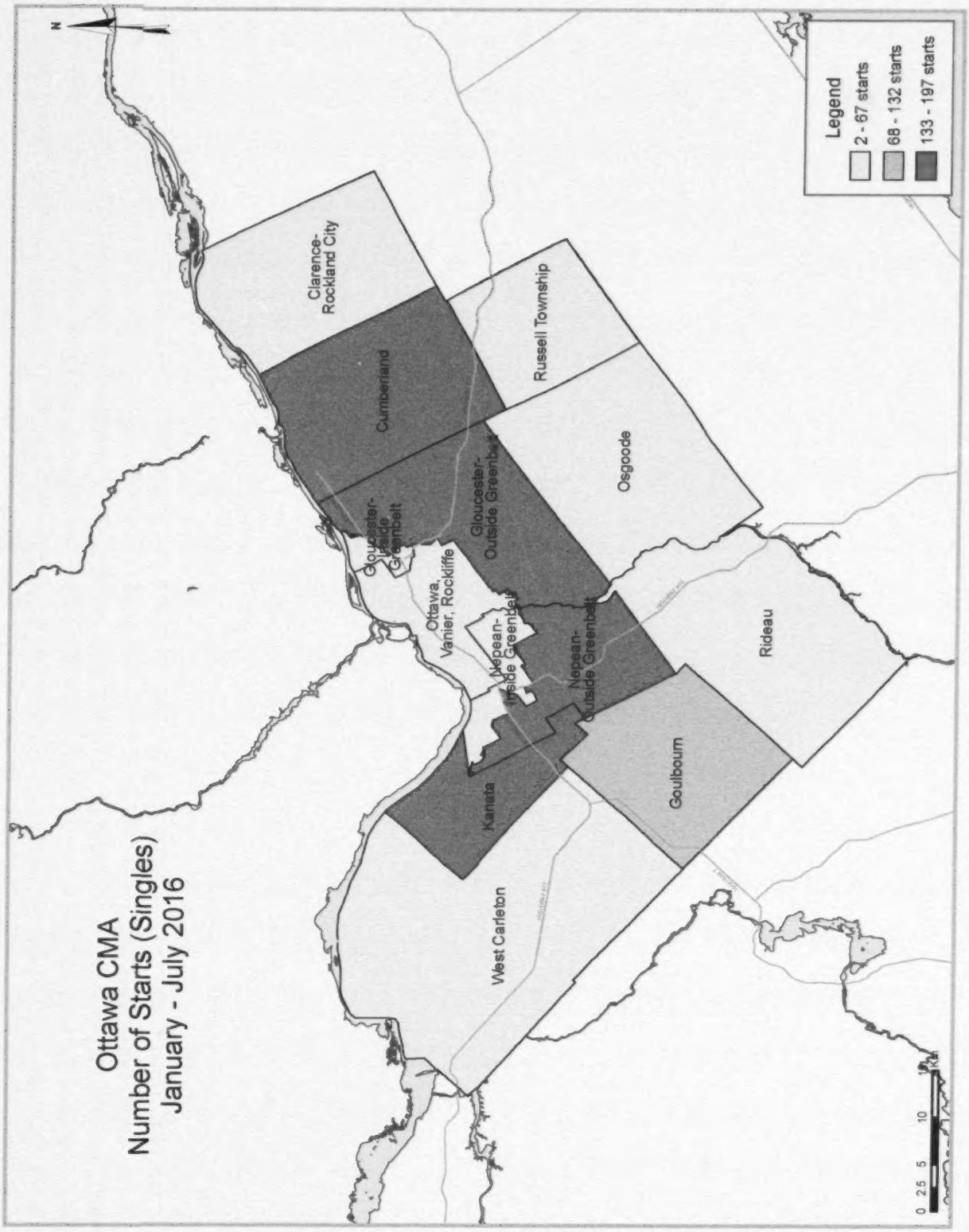
Housing
Observer Online
Featuring quick reads and videos on...
Analysis and data
Timely insights
Updates to housing conditions and trends & much more!
All links can be shared in social media friendly formats!
Subscribe today to stay in the know!
www.cmhc.ca/observer

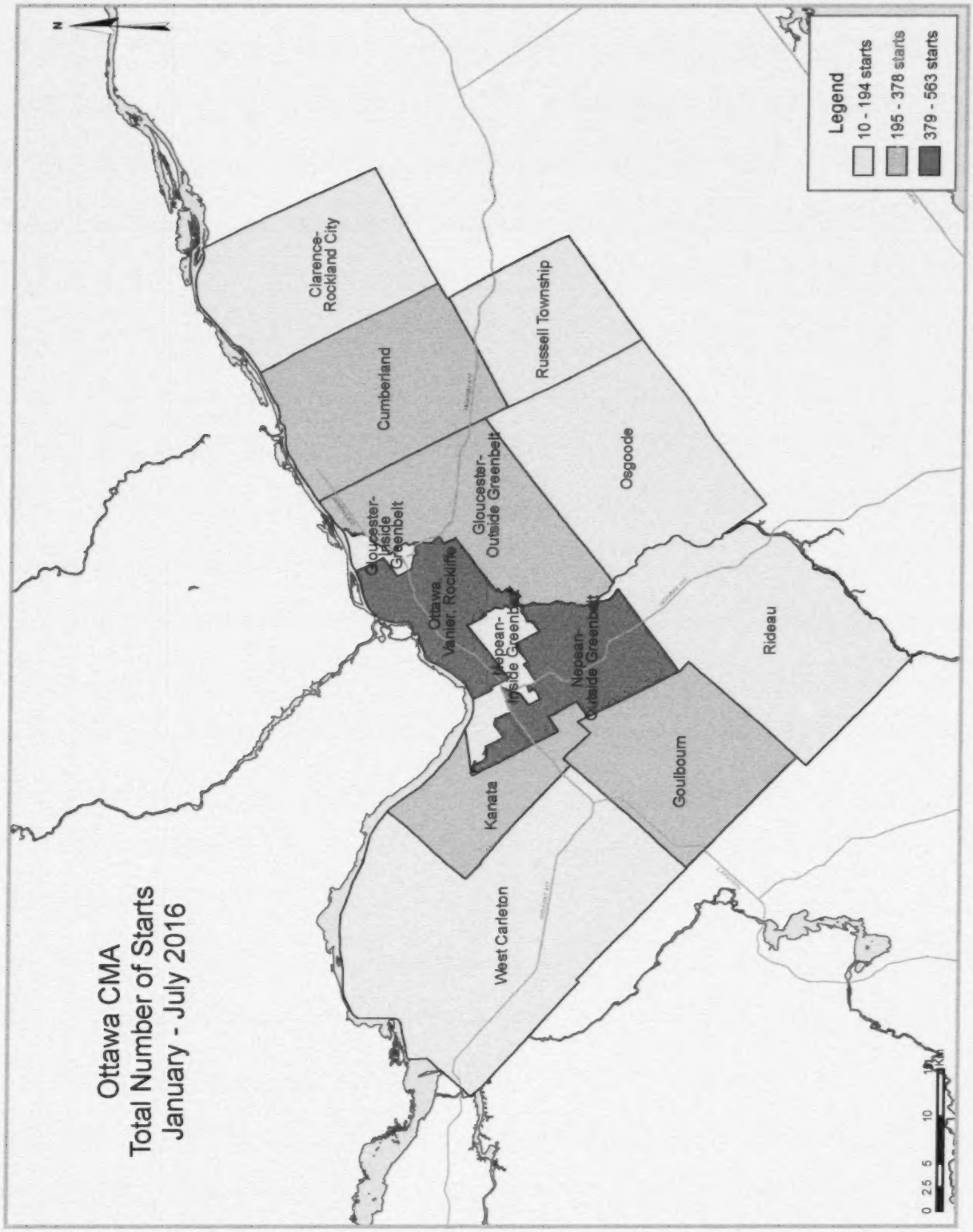

Ottawa CMA
Number of Starts (Multiples)
July 2016
N
Legend
No starts
6 - 34 starts
35 - 62 starts
63 - 91 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
0 2.5 5 10


Ottawa CMA
Number of Starts (Singles)
July 2016
N
Legend
1 - 10 starts
11 - 19 starts
20 - 28 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Total Number of Starts
July 2016
N
Legend
1 - 36 starts
37 - 71 starts
72 - 107 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 KM


Ottawa CMA
Number of Starts (Multiples)
January - July 2016
N
Legend
No starts
9 - 140 starts
141 - 272 starts
273 - 404 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Singles)
January - July 2016
N
Legend
2 - 67 starts
68 - 132 starts
133 - 197 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10


Ottawa CMA
Total Number of Starts
January - July 2016
Legend
10 - 194 starts
195 - 378 starts
379 - 563 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) July 2016		
Ottawa CMA[1]	June 2016	July 2016
Trend[2]	4,533	4,475
SAAR	5,637	4,477
	July 2015	July 2016
Actual		
July - Single-Detached	236	160
July - Multiples	199	251
July - Total	435	411
January to July - Single-Detached	891	999
January to July - Multiples	1,559	1,581
January to July - Total	2,450	2,580

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2016	160	28	132	0	8	45	3	35	411
July 2015	236	10	102	0	0	68	2	17	435
% Change	-32.2	180.0	29.4	n/a	n/a	-33.8	50.0	105.9	-5.5
Year-to-date 2016	999	102	833	0	32	389	61	164	2,580
Year-to-date 2015	891	74	630	0	0	688	29	138	2,450
% Change	12.1	37.8	32.2	n/a	n/a	-43.5	110.3	18.8	5.3
UNDER CONSTRUCTION									
July 2016	1,180	140	1,144	0	39	1,291	68	836	4,698
July 2015	959	94	1,181	0	0	2,331	33	591	5,189
% Change	23.0	48.9	-3.1	n/a	n/a	-44.6	106.1	41.5	-9.5
COMPLETIONS									
July 2016	163	16	171	0	4	0	8	14	376
July 2015	119	20	95	0	0	0	0	3	237
% Change	37.0	-20.0	80.0	n/a	n/a	n/a	n/a	**	58.6
Year-to-date 2016	1,129	76	875	0	8	572	19	120	2,799
Year-to-date 2015	905	106	856	0	4	1,002	29	247	3,149
% Change	24.8	-28.3	2.2	n/a	100.0	-42.9	-34.5	-51.4	-11.1
COMPLETED & NOT ABSORBED									
July 2016	119	27	179	0	4	540	n/a	n/a	869
July 2015	73	42	130	0	3	382	n/a	n/a	630
% Change	63.0	-35.7	37.7	n/a	33.3	41.4	n/a	n/a	37.9
ABSORBED									
July 2016	159	20	159	0	4	31	n/a	n/a	373
July 2015	117	13	84	0	0	34	n/a	n/a	248
% Change	35.9	53.8	89.3	n/a	n/a	-8.8	n/a	n/a	50.4
Year-to-date 2016	1,106	74	852	0	6	644	n/a	n/a	2,682
Year-to-date 2015	904	89	802	0	4	993	n/a	n/a	2,792
% Change	22.3	-16.9	6.2	n/a	50.0	-35.1	n/a	n/a	-3.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
July 2016	136	24	119	0	8	45	3	35	370
July 2015	207	8	102	0	0	68	2	17	404
Ottawa, Vanier, Rockcliffe									
July 2016	16	8	12	0	0	33	3	35	107
July 2015	14	6	3	0	0	68	2	17	110
Nepean inside greenbelt									
July 2016	4	0	0	0	0	0	0	0	4
July 2015	2	0	0	0	0	0	0	0	2
Nepean outside greenbelt									
July 2016	25	2	28	0	0	0	0	0	55
July 2015	24	2	21	0	0	0	0	0	47
Gloucester inside greenbelt									
July 2016	2	0	0	0	0	0	0	0	2
July 2015	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
July 2016	18	2	35	0	0	0	0	0	55
July 2015	53	0	5	0	0	0	0	0	58
Kanata									
July 2016	28	0	8	0	0	0	0	0	36
July 2015	66	0	58	0	0	0	0	0	124
Cumberland									
July 2016	27	6	25	0	8	0	0	0	66
July 2015	16	0	11	0	0	0	0	0	27
Goulbourn									
July 2016	11	4	7	0	0	0	0	0	22
July 2015	18	0	0	0	0	0	0	0	18
West Carleton									
July 2016	2	2	4	0	0	0	0	0	8
July 2015	3	0	4	0	0	0	0	0	7
Rideau									
July 2016	2	0	0	0	0	12	0	0	14
July 2015	4	0	0	0	0	0	0	0	4
Osgoode									
July 2016	1	0	0	0	0	0	0	0	1
July 2015	7	0	0	0	0	0	0	0	7
Clarence-Rockland City									
July 2016	15	0	0	0	0	0	0	0	15
July 2015	10	0	0	0	0	0	0	0	10
Russell Township									
July 2016	9	4	13	0	0	0	0	0	26
July 2015	19	2	0	0	0	0	0	0	21
Ottawa-Gatineau CMA (Ontario portion)									
July 2016	160	28	132	0	8	45	3	35	411
July 2015	236	10	102	0	0	68	2	17	435

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
July 2016	1,102	130	1,117	0	39	1,263	68	836	4,555
July 2015	874	86	1,169	0	0	2,301	33	591	5,054
Ottawa, Vanier, Rockcliffe									
July 2016	80	64	47	0	0	968	28	718	1,905
July 2015	59	36	35	0	0	1,698	32	303	2,163
Nepean inside greenbelt									
July 2016	13	0	0	0	0	60	0	0	73
July 2015	30	0	0	0	0	199	0	0	229
Nepean outside greenbelt									
July 2016	257	34	332	0	0	122	40	62	847
July 2015	176	34	425	0	0	114	0	0	749
Gloucester inside greenbelt									
July 2016	3	0	0	0	0	0	0	22	25
July 2015	0	0	0	0	0	22	0	0	22
Gloucester outside greenbelt									
July 2016	130	4	232	0	31	22	0	28	447
July 2015	172	2	143	0	0	144	0	0	461
Kanata									
July 2016	268	0	170	0	0	43	0	0	481
July 2015	262	10	377	0	0	48	0	280	977
Cumberland									
July 2016	148	6	179	0	8	0	0	0	341
July 2015	46	0	158	0	0	76	0	0	280
Goulbourn									
July 2016	108	20	146	0	0	24	0	6	304
July 2015	44	0	4	0	0	0	0	8	56
West Carleton									
July 2016	23	2	11	0	0	0	0	0	36
July 2015	16	4	27	0	0	0	1	0	48
Rideau									
July 2016	36	0	0	0	0	24	0	0	60
July 2015	26	0	0	0	0	0	0	0	26
Osgoode									
July 2016	36	0	0	0	0	0	0	0	36
July 2015	43	0	0	0	0	0	0	0	43
Clarence-Rockland City									
July 2016	44	0	6	0	0	0	0	0	50
July 2015	30	0	3	0	0	0	0	0	33
Russell Township									
July 2016	34	10	21	0	0	28	0	0	93
July 2015	55	8	9	0	0	30	0	0	102
Ottawa-Gatineau CMA (Ontario portion)									
July 2016	1,180	140	1,144	0	39	1,291	68	836	4,698
July 2015	959	94	1,181	0	0	2,331	33	591	5,189

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
July 2016	151	14	171	0	4	0	8	14	362
July 2015	115	18	95	0	0	0	0	3	231
Ottawa, Vanier, Rockcliffe									
July 2016	10	4	3	0	0	0	8	14	39
July 2015	1	4	0	0	0	0	0	3	8
Nepean inside greenbelt									
July 2016	0	0	0	0	0	0	0	0	0
July 2015	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
July 2016	17	0	48	0	0	0	0	0	65
July 2015	37	8	57	0	0	0	0	0	102
Gloucester inside greenbelt									
July 2016	0	0	0	0	0	0	0	0	0
July 2015	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
July 2016	26	4	33	0	4	0	0	0	67
July 2015	21	0	16	0	0	0	0	0	37
Kanata									
July 2016	42	0	42	0	0	0	0	0	84
July 2015	38	2	17	0	0	0	0	0	57
Cumberland									
July 2016	14	4	36	0	0	0	0	0	54
July 2015	5	4	0	0	0	0	0	0	9
Goulbourn									
July 2016	28	2	9	0	0	0	0	0	39
July 2015	5	0	0	0	0	0	0	0	5
West Carleton									
July 2016	3	0	0	0	0	0	0	0	3
July 2015	2	0	5	0	0	0	0	0	7
Rideau									
July 2016	5	0	0	0	0	0	0	0	5
July 2015	0	0	0	0	0	0	0	0	0
Osgoode									
July 2016	6	0	0	0	0	0	0	0	6
July 2015	5	0	0	0	0	0	0	0	5
Clarence-Rockland City									
July 2016	4	0	0	0	0	0	0	0	4
July 2015	1	0	0	0	0	0	0	0	1
Russell Township									
July 2016	8	2	0	0	0	0	0	0	10
July 2015	3	2	0	0	0	0	0	0	5
Ottawa-Gatineau CMA (Ontario portion)									
July 2016	163	16	171	0	4	0	8	14	376
July 2015	119	20	95	0	0	0	0	3	237

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
July 2016	101	21	175	0	4	538	n/a	n/a	839
July 2015	65	39	130	0	3	379	n/a	n/a	616
Ottawa, Vanier, Rockcliffe									
July 2016	4	11	1	0	2	391	n/a	n/a	409
July 2015	4	21	2	0	3	319	n/a	n/a	349
Nepean inside greenbelt									
July 2016	0	0	0	0	0	50	n/a	n/a	50
July 2015	0	0	0	0	0	0	n/a	n/a	0
Nepean outside greenbelt									
July 2016	15	5	55	0	0	25	n/a	n/a	100
July 2015	11	11	52	0	0	23	n/a	n/a	97
Gloucester inside greenbelt									
July 2016	0	0	0	0	0	3	n/a	n/a	3
July 2015	0	0	0	0	0	8	n/a	n/a	8
Gloucester outside greenbelt									
July 2016	30	0	61	0	2	42	n/a	n/a	135
July 2015	13	0	41	0	0	13	n/a	n/a	67
Kanata									
July 2016	24	0	27	0	0	2	n/a	n/a	53
July 2015	25	2	17	0	0	0	n/a	n/a	44
Cumberland									
July 2016	7	0	18	0	0	18	n/a	n/a	43
July 2015	3	0	8	0	0	14	n/a	n/a	25
Goulbourn									
July 2016	20	5	13	0	0	7	n/a	n/a	45
July 2015	9	3	6	0	0	2	n/a	n/a	20
West Carleton									
July 2016	0	0	0	0	0	0	n/a	n/a	0
July 2015	0	0	4	0	0	0	n/a	n/a	4
Rideau									
July 2016	1	0	0	0	0	0	n/a	n/a	1
July 2015	0	0	0	0	0	0	n/a	n/a	0
Osgoode									
July 2016	0	0	0	0	0	0	n/a	n/a	0
July 2015	0	2	0	0	0	0	n/a	n/a	2
Clarence-Rockland City									
July 2016	5	0	3	0	0	0	n/a	n/a	8
July 2015	3	0	0	0	0	0	n/a	n/a	3
Russell Township									
July 2016	13	6	1	0	0	2	n/a	n/a	22
July 2015	5	3	0	0	0	3	n/a	n/a	11
Ottawa-Gatineau CMA (Ontario portion)									
July 2016	119	27	179	0	4	540	n/a	n/a	869
July 2015	73	42	130	0	3	382	n/a	n/a	630

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
July 2016	142	13	159	0	4	31	n/a	n/a	349
July 2015	113	11	84	0	0	34	n/a	n/a	242
Ottawa, Vanier, Rockcliffe									
July 2016	8	2	3	0	0	16	n/a	n/a	29
July 2015	1	2	0	0	0	30	n/a	n/a	33
Nepean inside greenbelt									
July 2016	0	0	0	0	0	0	n/a	n/a	0
July 2015	1	0	0	0	0	0	n/a	n/a	1
Nepean outside greenbelt									
July 2016	17	1	45	0	0	8	n/a	n/a	71
July 2015	38	4	47	0	0	1	n/a	n/a	90
Gloucester inside greenbelt									
July 2016	0	0	0	0	0	0	n/a	n/a	0
July 2015	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
July 2016	21	4	28	0	4	1	n/a	n/a	58
July 2015	18	0	14	0	0	0	n/a	n/a	32
Kanata									
July 2016	40	0	35	0	0	0	n/a	n/a	75
July 2015	38	1	16	0	0	0	n/a	n/a	55
Cumberland									
July 2016	14	4	37	0	0	4	n/a	n/a	59
July 2015	6	4	0	0	0	2	n/a	n/a	12
Goulbourn									
July 2016	28	2	11	0	0	2	n/a	n/a	43
July 2015	4	0	0	0	0	1	n/a	n/a	5
West Carleton									
July 2016	3	0	0	0	0	0	n/a	n/a	3
July 2015	2	0	7	0	0	0	n/a	n/a	9
Rideau									
July 2016	5	0	0	0	0	0	n/a	n/a	5
July 2015	0	0	0	0	0	0	n/a	n/a	0
Osgoode									
July 2016	6	0	0	0	0	0	n/a	n/a	6
July 2015	5	0	0	0	0	0	n/a	n/a	5
Clarence-Rockland City									
July 2016	6	0	0	0	0	0	n/a	n/a	6
July 2015	1	0	0	0	0	0	n/a	n/a	1
Russell Township									
July 2016	11	7	0	0	0	0	n/a	n/a	18
July 2015	3	2	0	0	0	0	n/a	n/a	5
Ottawa-Gatineau CMA (Ontario portion)									
July 2016	159	20	159	0	4	31	n/a	n/a	373
July 2015	117	13	84	0	0	34	n/a	n/a	248

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,992	164	1,309	0	8	792	44	663	4,972
% Change	12.2	-31.1	-23.4	n/a	100.0	-44.1	-10.2	16.5	-13.7
2014	1,775	238	1,709	0	4	1,418	49	569	5,762
% Change	-0.7	-39.6	5.2	n/a	-50.0	-37.5	**	20.0	-12.2
2013	1,787	394	1,625	0	8	2,268	4	474	6,560
% Change	12.2	41.7	17.1	n/a	14.3	-0.4	-87.5	4.9	8.9
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	% Change
Ottawa City	136	207	24	10	130	102	80	85	370	404	-8.4
Ottawa, Vanier, Rockcliffe	16	14	8	8	15	3	68	85	107	110	-2.7
Nepean inside greenbelt	4	2	0	0	0	0	0	0	4	2	100.0
Nepean outside greenbelt	25	24	2	2	28	21	0	0	55	47	17.0
Gloucester inside greenbelt	2	0	0	0	0	0	0	0	2	0	n/a
Gloucester outside greenbelt	18	53	2	0	35	5	0	0	55	58	-5.2
Kanata	28	66	0	0	8	58	0	0	36	124	-71.0
Cumberland	27	16	6	0	33	11	0	0	66	27	144.4
Goulbourn	11	18	4	0	7	0	0	0	22	18	22.2
West Carleton	2	3	2	0	4	4	0	0	8	7	14.3
Rideau	2	4	0	0	0	0	12	0	14	4	**
Osgoode	1	7	0	0	0	0	0	0	1	7	-85.7
Clarence-Rockland City	15	10	0	0	0	0	0	0	15	10	50.0
Russell Township	9	19	4	2	10	0	3	0	26	21	23.8
Ottawa-Gatineau CMA (Ontario Portion)	160	236	28	12	140	102	83	85	411	435	-5.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Ottawa City	901	793	100	87	886	618	525	796	2,412	2,294	5.1
Ottawa, Vanier, Rockcliffe	44	44	50	44	29	13	325	668	448	769	-41.7
Nepean inside greenbelt	10	28	0	0	0	0	0	0	10	28	-64.3
Nepean outside greenbelt	197	173	18	32	267	238	81	48	563	491	14.7
Gloucester inside greenbelt	2	0	0	0	0	0	22	0	24	0	n/a
Gloucester outside greenbelt	135	180	4	4	216	93	12	80	367	357	2.8
Kanata	193	224	0	4	136	192	43	0	372	420	-11.4
Cumberland	148	45	10	0	156	78	0	0	314	123	155.3
Goulbourn	105	43	16	0	75	0	18	0	214	43	**
West Carleton	11	10	2	3	7	4	0	0	20	17	17.6
Rideau	29	15	0	0	0	0	24	0	53	15	**
Osgoode	27	31	0	0	0	0	0	0	27	31	-12.9
Clarence-Rockland City	53	35	0	0	9	3	0	0	62	38	63.2
Russell Township	45	63	12	16	18	9	31	30	106	118	-10.2
Ottawa-Gatineau CMA (Ontario Portion)	999	891	112	103	913	630	556	826	2,580	2,450	5.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Ottawa City	127	102	3	0	45	68	35	17
Ottawa, Vanier, Rockcliffe	12	3	3	0	33	68	35	17
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	28	21	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	35	5	0	0	0	0	0	0
Kanata	8	58	0	0	0	0	0	0
Cumberland	33	11	0	0	0	0	0	0
Goulbourn	7	0	0	0	0	0	0	0
West Carleton	4	4	0	0	0	0	0	0
Rideau	0	0	0	0	12	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	10	0	0	0	3	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	137	102	3	0	48	68	35	17

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	835	618	51	0	361	658	164	138
Ottawa, Vanier, Rockcliffe	18	13	11	0	251	530	74	138
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	227	238	40	0	19	48	62	0
Gloucester inside greenbelt	0	0	0	0	0	0	22	0
Gloucester outside greenbelt	216	93	0	0	12	80	0	0
Kanata	136	192	0	0	43	0	0	0
Cumberland	156	78	0	0	0	0	0	0
Goulbourn	75	0	0	0	12	0	6	0
West Carleton	7	4	0	0	0	0	0	0
Rideau	0	0	0	0	24	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	9	3	0	0	0	0	0	0
Russell Township	18	9	0	0	31	30	0	0
Ottawa-Gatineau CMA (Ontario Portion)	862	630	51	0	392	688	164	138

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market July 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Ottawa City	279	317	53	68	38	19	370	404
Ottawa, Vanier, Rockcliffe	36	23	33	68	38	19	107	110
Nepean inside greenbelt	4	2	0	0	0	0	4	2
Nepean outside greenbelt	55	47	0	0	0	0	55	47
Gloucester inside greenbelt	2	0	0	0	0	0	2	0
Gloucester outside greenbelt	55	58	0	0	0	0	55	58
Kanata	36	124	0	0	0	0	36	124
Cumberland	58	27	8	0	0	0	66	27
Goulbourn	22	18	0	0	0	0	22	18
West Carleton	8	7	0	0	0	0	8	7
Rideau	2	4	12	0	0	0	14	4
Osgoode	1	7	0	0	0	0	1	7
Clarence-Rockland City	15	10	0	0	0	0	15	10
Russell Township	26	21	0	0	0	0	26	21
Ottawa-Gatineau CMA (Ontario Portion)	320	348	53	68	38	19	411	435

Table 2.5: Starts by Submarket and by Intended Market January - July 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	1,794	1,471	393	658	225	165	2,412	2,294
Ottawa, Vanier, Rockcliffe	102	79	251	530	95	160	448	769
Nepean inside greenbelt	10	28	0	0	0	0	10	28
Nepean outside greenbelt	442	443	19	48	102	0	563	491
Gloucester inside greenbelt	2	0	0	0	22	0	24	0
Gloucester outside greenbelt	331	273	36	80	0	4	367	357
Kanata	329	420	43	0	0	0	372	420
Cumberland	306	123	8	0	0	0	314	123
Goulbourn	196	43	12	0	6	0	214	43
West Carleton	20	16	0	0	0	1	20	17
Rideau	29	15	24	0	0	0	53	15
Osgoode	27	31	0	0	0	0	27	31
Clarence-Rockland City	62	38	0	0	0	0	62	38
Russell Township	78	86	28	30	0	2	106	118
Ottawa-Gatineau CMA (Ontario Portion)	1,934	1,595	421	688	225	167	2,580	2,450

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2016

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	% Change
Ottawa City	151	115	16	18	181	95	14	3	362	231	56.7
Ottawa, Vanier, Rockcliffe	10	1	6	4	9	0	14	3	39	8	**
Nepean inside greenbelt	0	1	0	0	0	0	0	0	0	1	-100.0
Nepean outside greenbelt	17	37	0	8	48	57	0	0	65	102	-36.3
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	26	21	4	0	37	16	0	0	67	37	81.1
Kanata	42	38	0	2	42	17	0	0	84	57	47.4
Cumberland	14	5	4	4	36	0	0	0	54	9	**
Goulbourn	28	5	2	0	9	0	0	0	39	5	**
West Carleton	3	2	0	0	0	5	0	0	3	7	-57.1
Rideau	5	0	0	0	0	0	0	0	5	0	n/a
Osgoode	6	5	0	0	0	0	0	0	6	5	20.0
Clarence-Rockland City	4	1	0	0	0	0	0	0	4	1	**
Russell Township	8	3	2	2	0	0	0	0	10	5	100.0
Ottawa-Gatineau CMA (Ontario Portion)	163	119	18	20	181	95	14	3	376	237	58.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2016

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Ottawa City	1,051	823	74	125	880	852	672	1,218	2,677	3,018	-11.3
Ottawa, Vanier, Rockcliffe	43	36	34	56	19	35	473	915	569	1,042	-45.4
Nepean inside greenbelt	6	12	0	2	0	0	0	0	6	14	-57.1
Nepean outside greenbelt	170	193	16	26	259	264	47	44	492	527	-6.6
Gloucester inside greenbelt	2	2	0	0	0	0	0	0	2	2	0.0
Gloucester outside greenbelt	171	136	6	6	195	180	52	70	424	392	8.2
Kanata	287	273	0	3	272	158	12	189	571	623	-8.3
Cumberland	96	66	4	18	87	67	76	0	263	151	74.2
Goulbourn	200	24	14	6	44	14	12	0	270	44	**
West Carleton	15	14	0	4	4	134	0	0	19	152	-87.5
Rideau	24	14	0	0	0	0	0	0	24	14	71.4
Osgoode	37	53	0	4	0	0	0	0	37	57	-35.1
Clarence-Rockland City	37	47	0	2	3	8	20	12	60	69	-13.0
Russell Township	42	35	14	8	6	0	0	19	62	62	0.0
Ottawa-Gatineau CMA (Ontario Portion)	1,130	905	88	135	889	860	692	1,249	2,799	3,149	-11.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Ottawa City	175	95	6	0	0	0	14	3
Ottawa, Vanier, Rockcliffe	3	0	6	0	0	0	14	3
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	48	57	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	37	16	0	0	0	0	0	0
Kanata	42	17	0	0	0	0	0	0
Cumberland	36	0	0	0	0	0	0	0
Goulbourn	9	0	0	0	0	0	0	0
West Carleton	0	5	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	175	95	6	0	0	0	14	3

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	874	852	6	0	572	971	100	247
Ottawa, Vanier, Rockcliffe	13	35	6	0	373	882	100	33
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	259	264	0	0	47	19	0	25
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	195	180	0	0	52	70	0	0
Kanata	272	158	0	0	12	0	0	189
Cumberland	87	67	0	0	76	0	0	0
Goulbourn	44	14	0	0	12	0	0	0
West Carleton	4	134	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	3	8	0	0	0	12	20	0
Russell Township	6	0	0	0	0	19	0	0
Ottawa-Gatineau CMA (Ontario Portion)	883	860	6	0	572	1,002	120	247

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2016

Submarket	Freehold		Condominium		Rental		Total*	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Ottawa City	336	228	4	0	22	3	362	231
Ottawa, Vanier, Rockcliffe	17	5	0	0	22	3	39	8
Nepean inside greenbelt	0	1	0	0	0	0	0	1
Nepean outside greenbelt	65	102	0	0	0	0	65	102
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	63	37	4	0	0	0	67	37
Kanata	84	57	0	0	0	0	84	57
Cumberland	54	9	0	0	0	0	54	9
Goulbourn	39	5	0	0	0	0	39	5
West Carleton	3	7	0	0	0	0	3	7
Rideau	5	0	0	0	0	0	5	0
Osgoode	6	5	0	0	0	0	6	5
Clarence-Rockland City	4	1	0	0	0	0	4	1
Russell Township	10	5	0	0	0	0	10	5
Ottawa-Gatineau CMA (Ontario Portion)	350	234	4	0	22	3	376	237

Table 3.5: Completions by Submarket and by Intended Market
January - July 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	1,978	1,769	580	975	119	274	2,677	3,018
Ottawa, Vanier, Rockcliffe	77	105	373	886	119	51	569	1,042
Nepean inside greenbelt	6	12	0	0	0	2	6	14
Nepean outside greenbelt	445	483	47	19	0	25	492	527
Gloucester inside greenbelt	2	2	0	0	0	0	2	2
Gloucester outside greenbelt	364	318	60	70	0	4	424	392
Kanata	559	433	12	0	0	190	571	623
Cumberland	187	151	76	0	0	0	263	151
Goulbourn	258	44	12	0	0	0	270	44
West Carleton	19	150	0	0	0	2	19	152
Rideau	24	14	0	0	0	0	24	14
Osgoode	37	57	0	0	0	0	37	57
Clarence-Rockland City	40	57	0	12	20	0	60	69
Russell Township	62	41	0	19	0	2	62	62
Ottawa-Gatineau CMA (Ontario Portion)	2,080	1,867	580	1,006	139	276	2,799	3,149

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
July 2016	0	0.0	24	19.8	46	38.0	14	11.6	37	30.6	121	535,000	553,045
July 2015	0	0.0	23	22.8	40	39.6	19	18.8	19	18.8	101	-	-
Year-to-date 2016	5	0.6	328	37.2	316	35.9	80	9.1	152	17.3	881	490,000	515,401
Year-to-date 2015	8	1.2	226	32.8	264	38.3	79	11.5	112	16.3	689	470,000	510,064
Ottawa, Vanier, Rockcliffe													
July 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	11.1	0	0.0	0	0.0	0	0.0	8	88.9	9	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	-	-
Nepean inside greenbelt													
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Nepean outside greenbelt													
July 2016	0	0.0	5	33.3	6	40.0	1	6.7	3	20.0	15	-	-
July 2015	0	0.0	14	36.8	15	39.5	6	15.8	3	7.9	38	-	-
Year-to-date 2016	2	1.2	64	39.5	53	32.7	21	13.0	22	13.6	162	-	500,858
Year-to-date 2015	6	3.1	50	25.6	87	44.6	33	16.9	19	9.7	195	440,000	498,465
Gloucester inside greenbelt													
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Gloucester outside greenbelt													
July 2016	0	0.0	1	5.0	9	45.0	1	5.0	9	45.0	20	-	576,833
July 2015	0	0.0	1	5.9	10	58.8	5	29.4	1	5.9	17	-	-
Year-to-date 2016	1	0.7	44	29.5	59	39.6	16	10.7	29	19.5	149	560,000	517,520
Year-to-date 2015	1	0.9	24	20.9	71	61.7	12	10.4	7	6.1	115	-	510,667
Kanata													
July 2016	0	0.0	6	15.4	9	23.1	8	20.5	16	41.0	39	-	571,904
July 2015	0	0.0	7	18.4	11	28.9	8	21.1	12	31.6	38	-	-
Year-to-date 2016	0	0.0	105	37.6	78	28.0	25	9.0	71	25.4	279	-	571,904
Year-to-date 2015	1	0.4	120	44.8	76	28.4	24	9.0	47	17.5	268	-	509,519
Cumberland													
July 2016	0	0.0	4	30.8	6	46.2	3	23.1	0	0.0	13	-	489,991
July 2015	0	0.0	1	16.7	2	33.3	0	0.0	3	50.0	6	-	-
Year-to-date 2016	1	1.1	41	46.6	37	42.0	8	9.1	1	1.1	88	-	489,991
Year-to-date 2015	0	0.0	25	45.5	22	40.0	4	7.3	4	7.3	55	-	446,669
Goulbourn													
July 2016	0	0.0	8	32.0	13	52.0	0	0.0	4	16.0	25	-	516,746
July 2015	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	73	41.7	84	48.0	7	4.0	11	6.3	175	-	516,746
Year-to-date 2015	0	0.0	1	7.1	5	35.7	3	21.4	5	35.7	14	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
July 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Rideau													
July 2016	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	-	-
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	3	37.5	3	37.5	2	25.0	8	-	-
Year-to-date 2015	0	0.0	0	0.0	1	20.0	2	40.0	2	40.0	5	-	-
Osgoode													
July 2016	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	-	-
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	1	11.1	1	11.1	0	0.0	7	77.8	9	-	-
Year-to-date 2015	0	0.0	6	33.3	2	11.1	1	5.6	9	50.0	18	-	559,330
Clarence-Rockland City													
July 2016	4	66.7	2	33.3	0	0.0	0	0.0	0	0.0	6	-	338,340
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	4	23.5	12	70.6	1	5.9	0	0.0	0	0.0	17	-	338,340
Year-to-date 2015	11	35.5	19	61.3	1	3.2	0	0.0	0	0.0	31	-	359,502
Russell Township													
July 2016	2	18.2	9	81.8	0	0.0	0	0.0	0	0.0	11	-	379,357
July 2015	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	-	-
Year-to-date 2016	7	18.4	30	78.9	1	2.6	0	0.0	0	0.0	38	-	379,357
Year-to-date 2015	4	12.5	22	68.8	5	15.6	0	0.0	1	3.1	32	-	392,892
Ottawa-Gatineau CMA (Ontario portion)													
July 2016	6	4.3	35	25.4	46	33.3	14	10.1	37	26.8	138	520,000	529,865
July 2015	0	0.0	25	24.0	41	39.4	19	18.3	19	18.3	104	525,000	527,935
Year-to-date 2016	16	1.7	370	39.5	318	34.0	80	8.5	152	16.2	936	470,000	500,191
Year-to-date 2015	23	3.1	267	35.5	270	35.9	79	10.5	113	15.0	752	470,000	500,278

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2016						
Submarket	July 2016	July 2015	% Change	YTD 2016	YTD 2015	% Change
Ottawa City	553,045	-	n/a	515,401	510,064	1.0
Ottawa, Vanier, Rockcliffe	-	-	n/a	-	-	n/a
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	-	-	n/a	500,858	498,465	0.5
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	576,833	-	n/a	517,520	510,667	1.3
Kanata	571,904	-	n/a	571,904	509,519	12.2
Cumberland	489,991	-	n/a	489,991	446,669	9.7
Goulbourn	516,746	-	n/a	516,746	-	n/a
West Carleton	-	-	n/a	-	-	n/a
Rideau	-	-	n/a	-	-	n/a
Osgoode	-	-	n/a	-	559,330	n/a
Clarence-Rockland City	338,340	-	n/a	338,340	359,502	-5.9
Russell Township	379,357	-	n/a	379,357	392,892	-3.4
Ottawa-Gatineau CMA (Ontario Portion)	529,865	527,935	0.4	500,191	500,278	0.0

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Ottawa- Gatineau CMA (Ontario Portion)

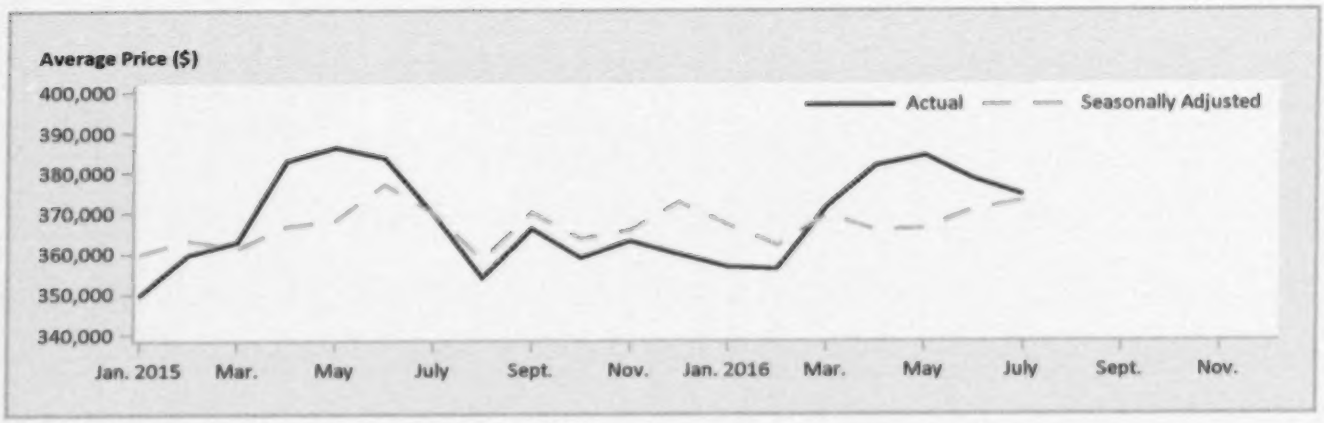


Figure 5.2: MLS® Residential Sales for Ottawa- Gatineau CMA (Ontario Portion)

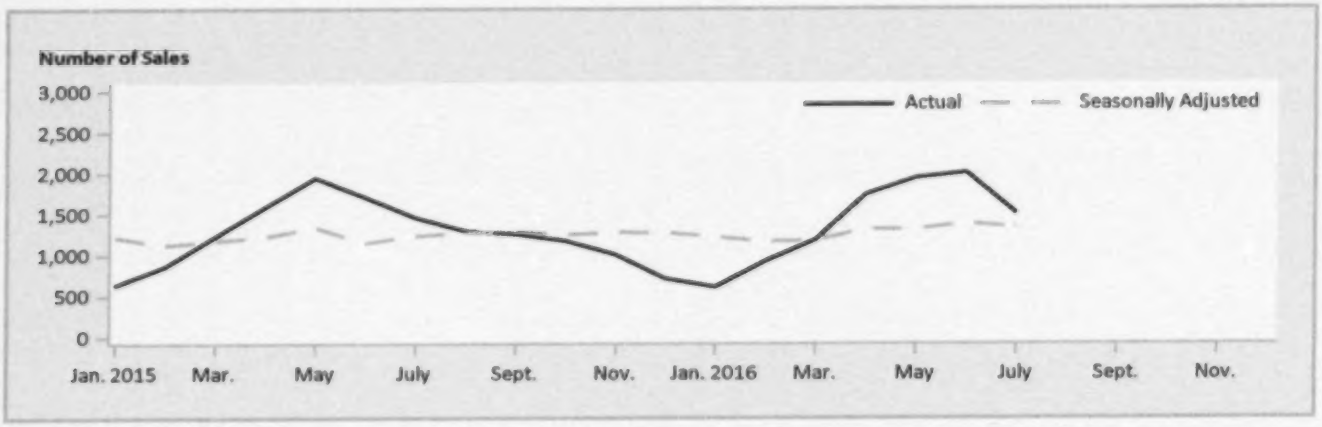
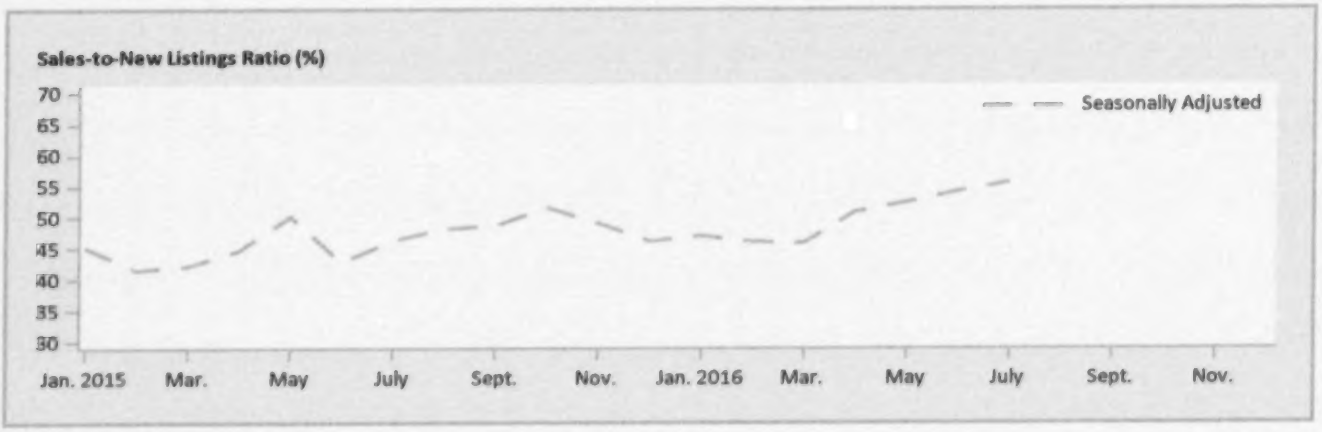


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Ottawa- Gatineau CMA (Ontario Portion)



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
July 2016

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	113.8	124.5	534	6.6	69.7	1,038
	February	567	2.89	4.74	113.8	125.4	533	6.9	69.8	1,041
	March	567	2.89	4.74	113.7	126.2	533	6.9	69.6	1,043
	April	561	2.89	4.64	113.6	126.0	535	6.4	69.5	1,036
	May	561	2.89	4.64	113.6	126.9	533	6.1	69.0	1,041
	June	561	2.89	4.64	113.6	127.4	532	6.1	68.7	1,040
	July	561	2.89	4.64	113.6	127.6	530	6.1	68.4	1,037
	August	561	2.89	4.64	113.6	127.1	529	6.3	68.4	1,035
	September	561	2.89	4.64	113.8	126.8	530	6.1	68.3	1,032
	October	561	2.89	4.64	113.9	126.8	532	6.2	68.6	1,031
	November	561	3.14	4.64	113.7	126.8	529	6.3	68.2	1,014
	December	561	3.14	4.64	113.7	126.3	530	6.3	68.2	1,020
2016	January	561	3.14	4.64	113.7	126.5	529	6.4	68.1	1,028
	February	561	3.14	4.64	113.7	126.8	535	6.6	68.9	1,048
	March	561	3.14	4.64	113.6	127.5	538	6.8	69.4	1,057
	April	561	3.14	4.64	113.5	128.1	539	7.1	69.6	1,077
	May	561	3.14	4.64	113.8	128.7	542	6.8	69.8	1,090
	June	561	3.14	4.64	114.0	128.8	544	6.7	69.8	1,095
	July	567	3.14	4.74		128.7	546	6.3	69.7	1,094
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2016 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

64187_2016_M08